
Introduction

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A. Background and Purpose

The Cub Run Area Management Plan is a plan for the Cub Run planning area, a portion of the Dulles South planning area. The Dulles South planning area covers a total of 25,100 acres (approximately 39 square miles) in the southeastern part of Loudoun County, lying both west and south of Dulles Airport. Portions of four small watersheds form the physical boundaries of Dulles South. Three of these watersheds, Cub Run, Ellick Run and Foley Branch, are part of the large Occoquan Watershed; the fourth, Upper Broad Run, is part of the Broad Run Watershed (see Figure 1, page 2). This large planning area includes the communities of Pleasant Valley, Arcola and Lenah as well as the Route 50 corridor east of Route 15. Dulles South, despite the presence of these villages, remains sparsely settled largely because it is not serviced by central sewer and water, the farmland is not rich and the soils are not well suited for the use of septic drainfields.

During the past few years, however, the Dulles South study area has been the subject of increasing interest to private citizens and developers alike. In light of these concerns and interests, the Dulles South Technical Study on Sewer and Water Needs was completed in 1986 at the direction of the County Board of Supervisors. Based on the information contained in that report, the Board of Supervisors directed that an area management plan be prepared for the Cub Run planning area. A plan or plans for the Ellick Run, Foley Branch and Upper Broad Run Watersheds will follow in a timeframe yet to be established by the Board of Supervisors.

The Cub Run planning area encompasses approximately two square miles or 1,320 acres of the portion of the Occoquan Watershed located in Loudoun County. It is bounded by Dulles International Airport to the north, Fairfax County to the east, and by Route 742 and the Chantilly Crushed Stone Quarry to the south and west. It must be noted that the Cub Run

planning area boundaries differ somewhat from the natural, topographical boundaries of the Cub Run Watershed. Generally, Route 742 lies slightly west of the ridgeline which actually divides the drainage areas of the Cub Run Watershed and the Ellick Run Watershed. This ridgeline remains the primary boundary for determining sewer and water service areas. However, in order to coordinate land use planning with road improvements, Route 742 was chosen as the geographical boundary of the Cub Run planning area. Figure 2, page 3 illustrates both the planning area and Watershed boundaries.

For a number of reasons, the Cub Run planning area is experiencing more immediate and intense development pressures than the rest of the Dulles South area. First, Cub Run is near the rapidly developing Fair Oaks area, Dulles International Airport and existing sewer and water lines which serve the portion of the Cub Run Watershed which lies in Fairfax County. Secondly, it is bisected by Route 50, providing easy access to Route 28 and Route 66. Finally, the potential development character of the Cub Run planning area differs substantially from the other three watersheds in Dulles South. Due to high levels of projected aircraft noise blanketing this small planning area, it will be developed for employment uses rather than residential uses, thus producing positive economic and fiscal benefits to the County. Because pressure for growth and development is particularly evident in Cub Run, an area plan is necessary in order for the County to address future land use issues in a manner which will benefit present and future citizens of this area and the County as a whole.

The purpose of the *Cub Run Area Management Plan* is to:

1. Recommend specific land use policies and programs regarding such elements as environmental management, kinds of future

Dulles South Planning Area • Figure 1

